

## \$345,000 - 124 11115 9 Avenue, Edmonton

MLS® #E4428007

### \$345,000

3 Bedroom, 2.50 Bathroom, 1,410 sqft

Condo / Townhouse on 0.00 Acres

Twin Brooks, Edmonton, AB

This exceptional 2-storey condo offers over 1400 square feet of living space in the community of Twin Brooks. It features gorgeous hardwood floorings, a large living room with bay window and gas fireplace. The formal dining room includes a view of the backyard and the kitchen opens to a dinette area with an exit to a large outdoor deck. Upstairs you find 3 bedrooms including the primary bedroom with walk-in closet and full bath en-suite. A laundry area and 4 piece bathroom complete the upper level. The unit also features a heated double attached garage on the lowest level as well as a small hall and utility room. Twin Brooks elementary school is located nearby and Twin Brooks lake, park and walking trails are just steps away. Excellent complex with maintenance free living and location with easy access to both highways.

Built in 1995

### Essential Information

MLS® #	E4428007
Price	\$345,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,410
Acres	0.00
Year Built	1995
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	124 11115 9 Avenue
Area	Edmonton
Subdivision	Twin Brooks
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6Z1

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 28th, 2025
Days on Market	53
Zoning	Zone 16
Condo Fee	\$396

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 20th, 2025 at 12:02pm MDT